

# COMMITTEE AMENDMENT FORM

DATE: 11/29/ 06

COMMITTEE      ZONING

PAGE NUM. (S) \_

ORDINANCE I. D. #06-O-2259

SECTION (S)

RESOLUTION I. D. #06-R-

PARA.

AMENDS THE LEGISLATION BY ADDING THREE (3)  
CONDITIONS, ONE OF WHICH IS A NEW SITE PLAN DATED  
11/09/06 AS RECEIVED BY THE BUREAU OF PLANNING.

AMENDMENT DONE BY COUNCIL STAFF 11/29/06.

**CONDITIONS FOR Z-06-85-2412 James Jackson Parkway, N.W.**

1. Site plan entitled "VOTC" prepared for Winmark Homes, dated November 1, 2006 and marked received by the Bureau of Planning November 9 2006.
2. The attached list of conditions contained in Ordinance 02-O-1986/Z-02-76
3. Conditions outlined in "Attachment A".

## **Attachment "A"**

### **Zoning Amendment for Vinings On The Chattahoochee 2142 James Jackson parkway To Be Presented to NPU-D on September 26, 2006**

The revised Site Plan shall incorporate the following changes from the original plan conditions. The terms "Buffer(s)", "Natural Undisturbed Buffer(s)", and "40' Natural Undisturbed Buffer(s)" shall be considered interchangeable, and to have the same meaning. The terms "Winmark", "Winmark Homes", and "Builder" shall be considered interchangeable, and to have the same meaning. These conditions 24, 25, and 26 shall be shown on the Official Site Plan that is submitted to the Bureau Of Planning with these conditions, and which shall be presented with these conditions at the ZRB Hearing and City Council Meeting regarding this case, and these conditions shall be recorded and incorporated into the Covenants, Restrictions, And Easements for Vinings On The Chattahoochee.

#### **I. Add Condition #24:**

24) Regarding the position of the six foot high wood privacy fence as described in the Original Condition # 2. b), and regarding the allowable and non allowable actions within, or affecting, the 40' Natural Undisturbed Buffers, such buffers having been described in Original Condition 2., this condition shall provide that the southern boundary buffer fence, as described in the original condition #2 b)., shall be permitted to be moved to the location, and shall be of the style, specified in section A. of this condition # 24, and each and every portion of this entire condition # 24 shall be adhered to in perpetuity:

A. This particular fence only shall be constructed at a point that is at roughly the halfway point between the interior edge of the 40' Natural Undisturbed Buffer and the exterior edge of the Buffer (said buffer having been described in Original Condition 2). The fence shall run along a line that has been agreed to by both the Vinings On The Chattahoochee homeowners association and the Whittier Mill Village Association, Inc., that is approximately 20 feet from the southern property boundary line of each lot, fluctuating slightly where necessary to avoid damaging any existing trees, but fluctuating no more than 3 feet (off the 20 foot line) in any area. The fence shall run from the agreed upon westernmost point on Lot 1 to the agreed upon easternmost point on Lot 4. The fence shall also run from the agreed upon westernmost point on Lot 5, to a point that extends AT LEAST to the agreed upon easternmost point on Lot 16. This fence may, or may not, extend past Lot 16 to the east and continue in, along, or across any or all of Lots 17, 18, 19, and/or 20, at the discretion of Winmark (if Winmark owns any of these lots) or the Owners of these lots. Every section of fencing described in this condition #24 shall be composed ONLY of the following material: 6' High Black Aluminum, of a design agreed to by both the Vinings On The Chattahoochee homeowners association and

the Whittier Mill Village Association, Inc, with the approval of Winmark Homes, with brick or stone piers/columns in a style that is also agreed upon by both neighborhoods in the following locations: one at the western section of Lot 1 described above, one at the eastern section of Lot 4 as described above, and one at the western section of Lot 5 as described above. If desired by Winmark and/or the Vinings On The Chattahoochee homeowners association, there shall also be a matching brick or stone pier/column at the point where the easternmost section of the fence shall terminate. This fencing may have up to one gate per lot. This fencing shall be constructed in its entirety, at the expense of Winmark Homes, within 45 days of City Council Approval of these conditions. An illustration of the agreed upon fence style shall be presented at the NPU meeting, submitted to the Bureau Of Planning with these conditions, and presented with these conditions at the ZRB Hearing and City Council Meeting regarding this case, and shall be considered a part of this condition. At the September NPU-D meeting, Winmark shall provide a site plan with the approved fence location indicated. The exact approved location of the fence shall be shown on the Official Site Plan that is submitted to the Bureau Of Planning with these conditions, and that is presented with these conditions at the ZRB Hearing and City Council Meeting regarding this case. Winmark shall fence the "side" sections of the rear yards of each lot within the 40' buffer, but these side fences may extend NO FURTHER "south" than the main boundary fence described above. ALL side fences for lots 2-16 must exactly match the style, height, and color of the 6" scalloped top wooden fence that has already been constructed on Lot 1. No fencing will be allowed between the main boundary fence and Parrott Avenue. All fencing for lots 1-16 that extends into the 40' buffer shall be maintained in perpetuity by the owner of the lot on which the fence is built.

**B. The following actions SHALL BE ALLOWED to be performed within the two 40' Natural Undisturbed Buffers by the Owners of lots adjacent to the buffers, and/or by the Vinings On The Chattahoochee homeowners association or its Designees:**

- 1) The removal of trees that have been determined in writing by an International Society of Arboriculture (ISA) Certified Arborist to be dead or diseased. Dead or diseased trees that are greater than six inches in diameter may only be removed (after the written Arborist recommendation to remove the dead or diseased tree, as described here, has been obtained) by a licensed professional in the area of tree removal. This written Arborist opinion must be kept on file by the President (or equivalent) of the Vinings On The Chattahoochee homeowners association for at least a period of one year from the date of the document. Evidence of this written recommendation must be submitted to the Bureau Of Planning.
- 2) The removal of vines or non-trees that are identified in writing by an ISA Certified Arborist as being potentially detrimental to the health of the buffer, or the health and safety of humans and their pets, or any vine that has the potential to largely cover the surface of a tree, such as Poison Ivy, Boston and English ivy, Virginia Creeper, Trumpet Vine, Creeping Charlie, Chinese Privet, Bamboo,

Chinese Sumac, Kudzu, and/or any other species identified in writing by an ISA Certified Arborist as satisfying the conditions described in this section 24) B. 2) only. This written Arborist opinion must be kept on file by the President (or equivalent) of the Vinings On The Chattahoochee Homeowners Association for at least a period of one year from the date of the document. Evidence of this written recommendation must be submitted to the Bureau Of Planning.

- 3) The pruning of limbs that have been determined, in writing, by an ISA Certified Arborist to be dead or diseased. This written Arborist opinion must be kept on file by the President (or equivalent) of the Vinings On The Chattahoochee Homeowners Association for at least a period of one year from the date of the document. Evidence of this written recommendation must be submitted to the Bureau Of Planning.
- 4) The removal of man-made "trash/debris", such as (but not limited to) discarded food wrappers and bottles.
- 5) The removal of vegetative debris that has already detached from the plant or tree, such as limbs that have fallen off a tree or bush, a tree that has naturally fallen over, or any vegetative debris that was allowed to be removed pursuant to sections B. 1), 2), and 3) of this condition only.
- 6) The planting of Trees, Shrubs, or Groundcover that are deemed in writing as being appropriate, beneficial, non-harmful, and non-invasive species to the Buffers by an ISA Certified Arborist, whose type and placement have been presented to, and approved by a majority vote at, a meeting of the Vinings On The Chattahoochee homeowners association. Plantings located south of the main boundary fence, as described in Condition 24) A., must ALSO be presented to, and approved by a majority vote at, a meeting of the Whittier Mill Village Association, Inc. If no response from Whittier Mill Village is received allowing or disallowing the proposed planting within 30 days of submittal, the proposed planting shall be treated as being allowed by Whittier Mill Village Association, Inc. This condition does not apply to the initial supplemental planting described in condition 25. Evidence of the written recommendation (regardless of placement within the buffer) must be submitted to the Bureau Of Planning.
- 7) Winmark, and/or Individual Homeowners, SHALL be allowed to fence the "side" sections of the rear yards of each lot within the 40' buffer, but these side fences may extend NO FURTHER "south" than the main boundary fence described in Condition 24) A. ALL side fences for lots 2-16 must exactly match the style, height, and color of the 6" scalloped top wooden fence that has already been constructed on Lot 1. There shall be no "REAR" (SOUTHERN EDGE) fencing for Lots 1-16 within the buffer, except for the main boundary fence described in Condition 24) A. If any of Lots 1-16 wish to have a "rear" (southern edge) fence that is NOT the main boundary fence, then their rear fence must be no farther south than the INTERIOR edge of the buffer. In addition, the style, color, and

height of wood (or iron, if desired by Winmark or the Vinings On The Chattahoochee homeowners association) fencing for EACH and ALL of lots 27, 61, and 106-122 adjacent to the Western Buffer that desire to have fencing along the interior edge of this buffer, shall be the same for each and all of these lots. This fencing may have one gate per lot along the westernmost section of each lot's fencing. The style, size, and color of the fencing for the western buffer lots may be determined by a majority vote at a meeting of the Vinings On The Chattahoochee homeowners association. {NOTE: If the western side fence style for Lot 27 has already been determined by the potential purchaser prior to construction of any of the other western buffer lot fences, then all of the fencing along the interior edge of the Western Buffer shall match lot 27's chosen fence style.}

- 8) For lots 1-16 and lot 27: If desired, there may be one stepping stone path per lot, not to exceed 1.5 feet in width, within the buffer.

**C. The following actions Shall NOT be allowed within either of the two 40' Natural Undisturbed Buffers, except those that are specifically addressed as being allowable in Sections B. 1) – 8) above of this condition #24 only:**

- 1) The removal of ANY “underbrush” type vegetation that is located south of the main boundary fence described in Condition 24) A and is not specifically mentioned in section B above, such as flowers, other small plants, groundcover, and shrubbery.
- 2) The removal of ANY TREES, regardless of size.
- 3) The addition to a buffer of any species of plant or tree that is considered, and could be verified in writing, by an ISA Certified Arborist to be an inappropriate, non-beneficial, harmful, and/or invasive species. Evidence of this written recommendation must be submitted to the Bureau Of Planning.
- 4) There shall be no “REAR” (southern) fencing for any of Lots 1-16 within the buffer, except for the main boundary fence described in Condition 24) A.
- 5) There shall NEVER be ANY FENCING installed within the western buffer. The words “No Fencing Allowed” and “40' Buffer” shall be printed on the site plan in several places, with lines or arrows drawn to the western buffer, so that this is clear.

**D. Sections B and C apply to the southern buffer lots 1 -16, and ALL lots that have any portion of their property adjacent to the western buffer, which are identified as being lots 27, 61, and 106-122.**

**E. Each and every one of Lots 61 and 106-122 shall ONLY be composed of land that is NOT within the buffer. Therefore, the 40' Natural Undisturbed Buffer in that**

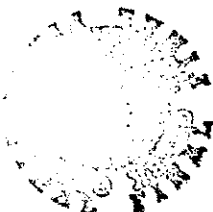
area shall be DEEDED as being Common Property of the Vinings On The Chattahoochee homeowners association, and this deed shall be recorded. None of the land within the Western buffer shall ever be deeded to any individual property owner, nor to an entity unrelated to the property which constitutes the Vinings on the Chattahoochee neighborhood, and this 40' Undisturbed Buffer area shall be subject to each and every section of sections B. and C. of this condition #24 in perpetuity. The actual square footage of these lots that is deeded to the Homeowner shall not be governed by any condition; therefore, Original Condition #3, providing that these lots must have at least 7500 square feet and at least 50 feet of street frontage, shall be revoked. This condition is being revoked so that the buffer may be clearly deeded only to the Vinings On The Chattahoochee homeowners association, and never to a Homeowner. In addition, Winmark shall select at least one of these lots on which to assign an easement so that "public" access to the buffer will be guaranteed in perpetuity.

**II: Add this Condition # 25:**

25) Amendment to language concerning the Tree Plantings as described in Original Condition 2. (e) and (f): The distance and type of supplemental plantings described in that section only of the original condition will be changed per the following: Whittier Mill Village Association, Inc will set forth a landscape plan for the section of the southern buffer that is OUTSIDE, or SOUTH, of the main border fence. The landscape plan shall be approved by the Vinings On The Chattahoochee Homeowners Association and an ISA Certified Arborist who has inspected the buffer. Winmark Homes will have final approval over proposed landscape plan. The approved landscape plan shall also be submitted to the Bureau Of Planning and to the City Arborist office for review and approval. Winmark will then begin installation of the landscaping, according to the plan, within 30 days of the final City approval of the landscape plan. Winmark shall at that time install all plantings that are deemed by the Arborist to be "safe" to install at that time of year. Any plantings that are deemed "unsafe" by the Arborist to plant at that time of year may be installed at the proper planting time, according to the Arborist. However, all landscaping MUST be completely installed by November 30, 2007. Installation of the landscaping will include removing existing invasive species, trash, and trees deemed dead or terminally diseased by the arborist. This supplemental planting shall be installed in the area OUTSIDE the border fence, between the fence and Parrott Avenue. In addition, Winmark shall remove the existing concrete pad that is next to Parrott Avenue, beyond the edge of Lot 1. The landscape plan referenced above shall include plantings for this area.

**II: Add this Condition # 26:**

26) All of the area between the southern edge of the property belonging to the owners of Lots 1-16 and the street surface of Parrott Avenue shall be maintained in perpetuity by the Vinings On The Chattahoochee homeowners association or it's designees, and/or the individual owners of Lots 1-16. This includes grass mowing and other normal landscape maintenance.



**CONDITIONS FOR Z-06-26  
2412 James Jackson Parkway, N.W.**

**Amend Ordinance 02-O-1986/Z-02-76 as follows:**

Section 1. Delete Condition 1. and replace it with the following:

1. Site plan entitled "Chattahoochee Village" prepared by Eberly & Associates, dated February 10, 2006 and marked "received" by the Bureau of Planning February 16, 2006.

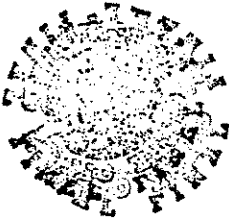
Section 2. Delete Condition 20. and replace it with the following:

20. Within thirty (30) days after the effective date of the ordinance approving this zoning amendment, the property owner shall convey to the PATH Foundation or its designee a 12-foot right-of-way for a path as shown on the site plan, together with any and all construction and access easements needed to permit construction of the path.

Section 3. Add the following conditions:

21. Prior to issuance of a building permit for the multifamily building or the single family home on the area designated on the site plan as "Tract One," whichever last occurs, the property owner shall convey to The Trust for Public Land or its designee fee simple title to the area designated as "Tract Two Park Dedication Tract" on the site plan.
22. Prior to issuance of a certificate of occupancy for the multifamily building or the single family home on Tract One, whichever last occurs, the property owner shall enter into an agreement with the Whittier Mill Neighborhood Association.
23. The locations of the single family home and barn on Tract One are approximate and may be relocated or reversed within Tract One east of the flood plain area.





Conditions for Z-02-76

1. Site plan entitled "Chattahoochee Village" prepared by Eberly and Associates, dated February 25, 2003, and marked received by the Bureau of Planning March 13, 2003.
2. The attached list of additional conditions marked Exhibit A and consisting of three (3) pages shall also be considered conditions governing the development of this property.

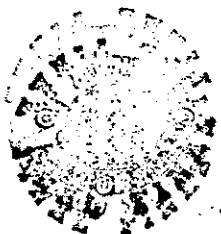
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Exhibit A

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2. Natural undisturbed buffers:

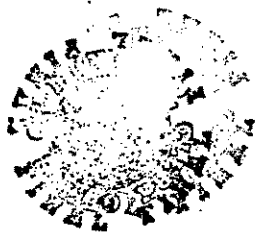
- a) On the western boundary of the developed portion of the property between Parrot Avenue and the railroad track adjacent to the Whittier Mill Neighborhood, there shall be a 40 ft. natural undisturbed buffer and a 30 ft. rear yard (or side yard as applicable) for each single family lot. Porches and entries, enclosed or unenclosed, may be provided in said rear yards, provided that such structures shall not extend more than 12 feet into such yards. Between Fabin Street and Parrot Avenue, the buffer shall be as shown on the Site Plan.
- b) On the southern boundary of the property fronting on Parrot Avenue, there shall be a 40 foot natural undisturbed buffer and a 30 foot rear yard (or side yard as applicable) for each single family lot. Porches and entries, enclosed or unenclosed, may be provided in said rear yards, provided that such structures shall not extend more than 12 feet into such yards. A six foot high wood privacy fence shall be constructed at the boundary between the rear yards and the buffer. The fence shall be painted dark green and shall have brick piers on 50 foot centers.
- c) During construction, the natural undisturbed buffers described above will be protected by installation of tree protection fences and silt fences at the interior boundary of the buffers. Storm water runoff shall be channeled to a drainage area onsite between the rear yards and the buffers.
- d) The covenants for the homeowners' association to be created for the development will provide that the association will maintain the natural undisturbed buffers described above.
- e) For the portion of the natural undisturbed buffer running from the southwest corner of the property to the new entrance onto Parrot Avenue, the buffer shall be planted with 2 inch caliper shade trees and evergreen shrubs alternating 15 feet on center.
- f) For the portion of the natural undisturbed buffer running along Parrot Avenue from the new entrance onto Parrot Avenue to the southeast corner of the property, the buffer shall be planted with 2 inch caliper shade trees and evergreen shrubs alternating 15 feet on center where such plantings are not already present.



3. The single family lots along the western boundary of the property from Parrot Avenue to the railroad track and along the southern boundary of the property fronting on Parrot Avenue shall have an area of not less than 7,500 sq. ft. and an interior street frontage of not less than 50 ft. at the building line.
4. The streets interior to the property will be private streets.
5. The historic gravel path connecting Parrot Avenue to Whittier Mill Village will be preserved and maintained by the homeowners association in cooperation with Whittier Mill Village. Easements for use of the path shall be granted to adjacent neighbors and recorded. Easements shall be granted to the following property owners:

Gerry Dokka	2881 Parrot Ave.
Yean Lee	2891 Parrot Ave.
Brent Verrill	2887 Parrot Ave.
Julie Miller	2875 Parrot Ave.
Raymond Griffin and Elizabeth Guevara	2869 Parrot Ave.
6. All single family homes and patio homes will be detached dwellings containing one dwelling unit.
7. Five (5) days prior to any application or petition for administrative approval or modification of the site plan, the property owner shall provide copies of the application or petition to the Chair of NPU-D, the President of the Whittier Mill Neighborhood Association, and the district councilmember.
8. If entry signs are installed at the entrances to the development from Parrot Avenue or James Jackson Parkway, the sign area shall not exceed 35 square feet.
9. The development shall consist of no more than 399 residential units. There shall be a minimum of 68 single family homes. There shall be a maximum of 85 apartment/condominium units and a maximum of 190 townhomes.
10. All apartment/condominium units shall be located north of a line 325 feet north of and parallel to the south land lot line of Land Lot 255 of the 17th District, Fulton County, Georgia.
11. Developer shall submit to the Georgia Department of Transportation a request for installation of a traffic signal on James Jackson Parkway at the entrance to the development. Developer also shall request that this curb cut at James Jackson Parkway be approved with right and left turn lanes exiting the property.
12. During the site development phase, any and all exits from the property onto Parrot Avenue shall be posted "Left Turn Only." Once site development work is completed and residential construction has begun, all construction vehicles and

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Exhibit A  
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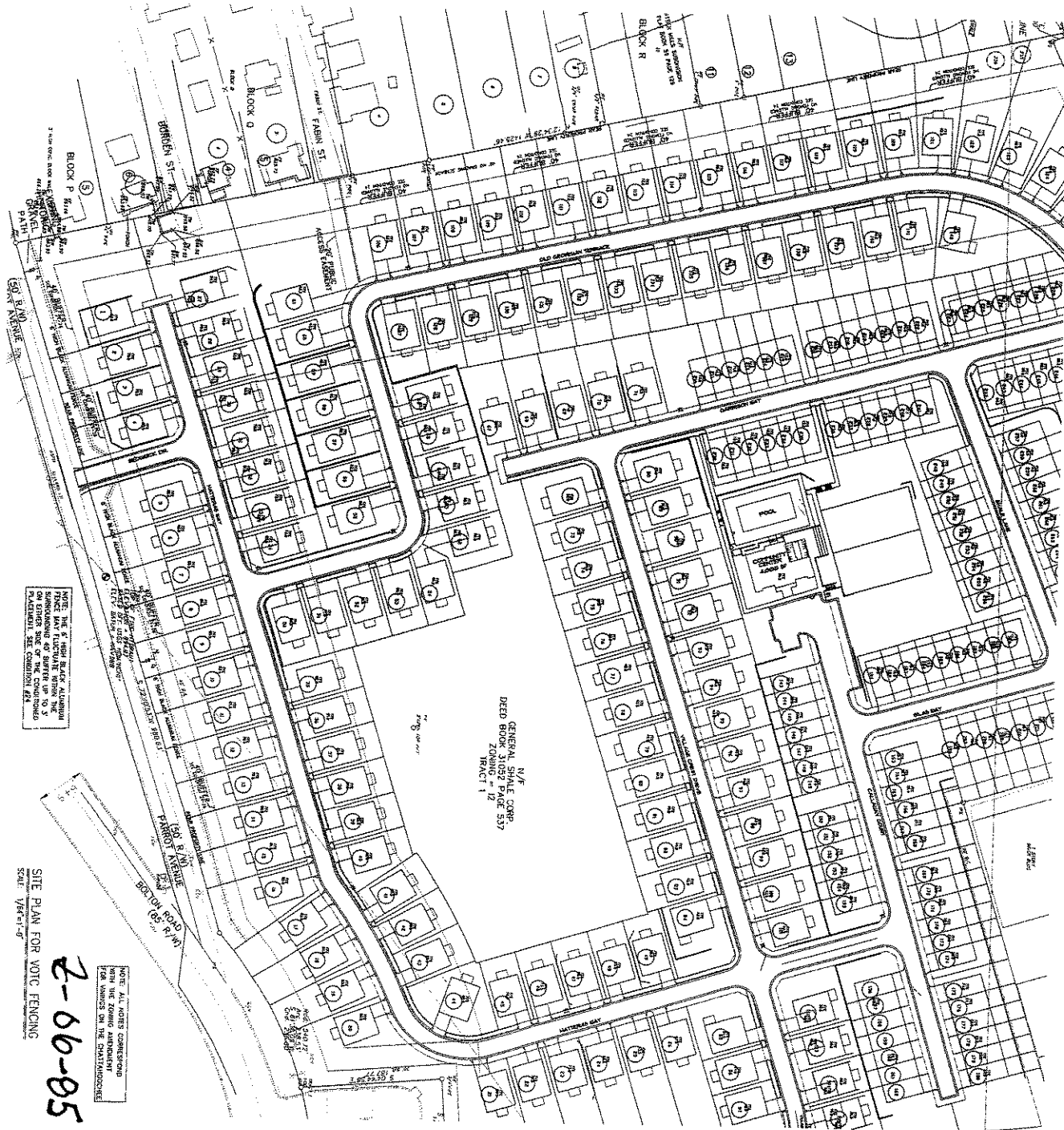
equipment shall enter and exit the property from James Jackson Parkway and shall not enter or exit the property from Parrot Avenue.

13. Stop signs shall be installed at the two interior intersections closest to Parrot Avenue.
14. In the event of a conflict between any written condition herein and any matter set forth on the site plan, the written condition shall control.
15. If any condition or portion of a condition herein is deemed invalid or unenforceable, such decision or ruling shall not affect any other condition set forth herein.
16. The written conditions set forth herein and incorporated into the zoning ordinance also shall be recorded on any Site Plan submitted for legislative or administrative approval and on any Site Plan recorded in the deed records of Fulton County, Georgia.
17. The residences located on the north side of the first street running west of the entrance from Parrot Avenue shall be sited at a grade equal to or lower than the existing grade (exclusive of the grade of the existing roadway).
18. The residences located south of a line running 250 feet north of and parallel to Parrot Avenue shall not exceed 35 feet in height.
19. The residences located west of a line running 250 feet east of and parallel to the western boundary of the property shall not exceed 35 feet in height.
20. At the time the condo/apartment building is completed, a minimum of one-third of the units will be offered for sale as condominiums.

Z-02-76

Exhibit A

Page 3 of 3



**SITE PLAN FOR VOTC FENCING**  
SCALE: 1/64" = 1'-0"

2-66-85

NOTE: ALL ROTTERDAM CORRESPONDENTS WITH THE ZOMING AUDIOWAIT FOR WINNERS ON THE CHATTAHOOCHEE

1. **APPLICANTS:** The following persons have applied for the position of **Assistant to the Mayor**:  
 1. **John J. Smith**, 1234 Main Street, Anytown, VA.  
 2. **Robert L. Jones**, 5678 Oak Avenue, Anytown, VA.  
 3. **William H. Brown**, 9012 Elm Street, Anytown, VA.  
 4. **James K. White**, 3456 Maple Drive, Anytown, VA.  
 5. **Charles D. Green**, 7890 Pine Road, Anytown, VA.  
 6. **Thomas A. Black**, 2109 Cedar Lane, Anytown, VA.  
 7. **Richard E. Gray**, 6543 Birch Court, Anytown, VA.  
 8. **Joseph F. Blue**, 1098 Willow Way, Anytown, VA.  
 9. **Donald G. Red**, 5432 Spruce Street, Anytown, VA.  
 10. **Edward H. Yellow**, 9876 Ash Avenue, Anytown, VA.  
 11. **George W. Purple**, 4321 Hickory Drive, Anytown, VA.  
 12. **Frank R. Brown**, 8765 Sycamore Road, Anytown, VA.  
 13. **Harold S. Green**, 3210 Magnolia Lane, Anytown, VA.  
 14. **Samuel P. Blue**, 7654 Dogwood Court, Anytown, VA.  
 15. **Benjamin T. Red**, 2109 Ironwood Way, Anytown, VA.  
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 123. **Benjamin T. Red**, 2109 Ironwood Way, Anytown, VA.  
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58-00-63

6" HIGH BLACK ALUMINUM FENCE  
SCALE: N/A WITH MASONRY COLUMNS

§ 24, 25, 26 ZONING AMENDMENTS  
SCALE: N/A PLANNING CONDITIONS

$$3/10'' = 1'-0''$$

14-004-00

LYNN B:

NOTE

2.39

LETTERS TO THE EDITOR

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REV. MR.	REV. MR.
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VOTC SITE PLAN  
ZONING AMENDMENT



WINMARK  
HOMES

145 BROADWAY ROAD LAWANEE, GA 30024

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4:16 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE 06-O-2253,2254,2255,2256,2257,2258,2259  
2260,2261,2262,2263  
REFER ZRB/ZON

YEAS: 13  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 1  
EXCUSED: 0  
ABSENT 2

Y Smith	Y Archibong	B Moore	Y Mitchell
Y Hall	Y Fauver	Y Martin	Y Norwood
Y Young	B Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE

City Council  
Atlanta, Georgia

AN ORDINANCE  
BY: ZONING COMMITTEE

**Z-06-104**  
Date Filed: 9-8-06

AN ORDINANCE TO AMEND ORDINANCE 01-O-0897 (Z-01-33) WHICH REZONED PROPERTY, LOCATED AT **4070 ANNECY DRIVE, S.W.**, TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT FOR **THE PURPOSE OF A SITE PLAN AMENDMENT.**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the site plan for the following property located at **4070 ANNECY DRIVE, S.W.**, be amended, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 44, District 14thff, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

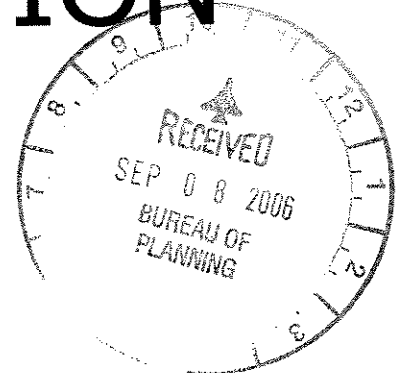
SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Z-06-104

# LEGAL DESCRIPTION

4070 Annecy Drive  
Atlanta, GA 30331



The subject property fronts 77.04 ft. on the  
West side of Annecy Drive beginning  
659.56 ft. from the corner of Lyons Blvd.

Lot 39 of Niskey Lake Falls S/D  
Land Lot 44, 14<sup>th</sup> District of Fulton  
County, GA  
Property is zoned PD-H